

# CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 13, 2018

1:30 P.M.

HOMELAND SECURITY CONFERENCE ROOM  
(CITY HALL - 8E10)

## **PUBLIC HEARING:**

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, NOVEMBER 13, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

### **A. OLD BUSINESS:**

1. **ZONING DOCKET 112/18** – Request by City Council Motion No. M-18-320 for a text amendment to the Comprehensive Zoning Ordinance to incorporate certain recommendations and initiatives contained in the “Smart Housing Mix Ordinance Study” to specifically provide recommended Comprehensive Zoning Ordinance text amendment to capture three potential mandatory inclusionary zoning initiatives:

- Establish a Mandatory Inclusionary Zoning Overlay District

Amend the Comprehensive Zoning Ordinance to:

1. Institute a mandatory inclusionary zoning requirement via an overlay district in certain areas of the city whereby disparities in affordable and workforce housing options exist, which requires a mandatory affordable and workforce housing component for all properties:
  - a. seeking a zoning change to permit a higher density zoning classification for development, the minimum threshold and applicability of which will be initially recommended by the City Planning Commission (e.g., - 5 units, 10 units, etc.; regardless of if the development is new construction or rehabilitation, and offered for rent or for sale;

- b. seeking a zoning change to conform to the Master Plan Future Land Use Map amendments adopted by the Council, offered by Cm. Williams, that permit increased residential density;
- Create a New Mandatory Inclusionary Base Zoning District  
Amend the Comprehensive Zoning Ordinance to institute a new zoning district and correlating map changes for certain areas of the city with disparities in affordable and workforce housing options to require a mandatory affordable and workforce housing component for all applicable developments, the minimum threshold and applicability of which will be initially recommended by the City Planning Commission (e.g., - 5 units, 10 units, etc.; regardless of if the development is new construction or rehabilitation, and offered for rent or for sale;
- Create a Mandatory Inclusionary Zoning Planned Development Classification  
Amend the Comprehensive Zoning Ordinance to create a new Planned Development type that permits flexibility in zoning regulations for projects incorporating affordable and workforce housing components, which is approved via conditional use.

**(Deferred from the October 9, 2018 City Planning Commission meeting.)  
(KB/RB/NK)**

**B. NEW BUSINESS:**

2. **ZONING DOCKET 120/18** – Request by David G. Millaud for a zoning change from an HU-RS Historic Urban Single-Family Residential District to an HU-B1 Neighborhood Business District, in the Boulevard Heights Subdivision, Square B, Lots 26, 27, 28, and part of Lot 25, in the Third Municipal District, bounded by Gentilly Boulevard, Franklin Avenue, Iris Street, and Wisteria Street. The municipal address is 3670 Gentilly Boulevard. (PD 6) **(Withdrawn from the October 23, 2018 meeting and rescheduled at the request of the applicant)** (AW)
3. **ZONING DOCKET 122/18** – Request by Faubourg Fresh Market, LLC for a zoning change from an HU-B1A Historic Urban Neighborhood Business District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to permit the retail sales of packaged alcoholic beverages, on Square 84, Lot 16, in the Fifth Municipal District, bounded by Eliza, Bermuda, Alix, and Seguin Streets. The municipal addresses are 541 Bermuda Street and 440 Eliza Street. (PD 12) (AN)
4. **ZONING DOCKET 123/18** – Request by Louis George “L.G.” Sullivan for a conditional use to permit a standard restaurant with the sale of alcoholic beverages for on-premises consumption in an S-LB1 Suburban Lake Area Neighborhood Business District, a CT Corridor Transformation Design Overlay District, and the

Middle Harrison Use Restriction Overlay District, on Square 230, Lot B, in the Second Municipal District, bounded by Harrison Avenue, Louis XIV Street, Louisville Street, and Bragg Street. The municipal addresses are 513-515 Harrison Avenue. (PD 5) **(NK)** (**Application determined to be invalid**)

5. **ZONING DOCKET 124/18** – Request by 828 Toulouse Street, LLC, 836 Toulouse Street, LLC and 534 Dauphine Street, LLC for a conditional use to permit the modification of an existing hotel to include an accessory coffee shop in a VCR-1 Vieux Carré Residential District, on Square 71, Lots A or 15-A, 16 or an undesignated lot, and 17, in the Second Municipal District, bounded by Toulouse Street, Dauphine Street, Bourbon Street, and Saint Louis Street. The municipal addresses are 828-836 Toulouse Street and 534-538 Dauphine Street. (PD 1B) **(TM)**
6. **ZONING DOCKET 125/18** – Request by La Vang Pearl, Inc. for a conditional use to permit a neighborhood commercial establishment in an HU-RD1 Historic Urban Two-Family Residential District, on Square 77, Lot 15-A, in the Seventh Municipal District, bounded by Saint Charles Avenue, Cherokee Street, Hampson Street, and Lowerline Street. The municipal address is 7457 Saint Charles Avenue. (PD 3) **(RJ)**
7. **ZONING DOCKET 126/18** – Request by 3201 Orleans Ave, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 445, Lots D and E, in the Second Municipal District, bounded by Orleans Avenue, North Rendon Street, Hagan Avenue, and Saint Ann Street. The municipal addresses are 3201-3205 Orleans Avenue and 721-725 North Rendon Street. (PD 4) **(BP)**
8. **ZONING DOCKET 127/18** – Request by Joseph J. Paciera for conditional uses to permit a retail goods establishment over 5,000 square feet in floor area with retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, CSH Canal Street Height Overlay District, HUC Historic Urban Corridor Use Restriction Overlay District, and EC Enhancement Corridor Design Overlay District, on Square 580, Lots 9 and 10, in the First Municipal District, bounded by Canal Street, South Rocheblave Street, South Dorgenois Street, and Cleveland Avenue. The municipal address is 2530 Canal Street. (PD 4) **(LMM)**
9. **ZONING DOCKET 128/18** – Request by Cornell E. Pendleton for a conditional use to permit a child day care center (commercial) in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Section 24, Lot 1B3B, in the Third Municipal District, bounded by Read Boulevard, Morrison Road, Flossmoor Drive, and Restgate Road. The municipal address is 7361 Read Boulevard. (PD 9) **(RB)**

10. **ZONING DOCKET 129/18** – Request by Life Church New Orleans, Inc. for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 329, Lots 5, 24, and 8 or Lots F or 5, 6, 7, and 8, in the Second Municipal District, bounded by Bienville Avenue, North Dorgenois Street, North Rocheblave Street, and Conti Street. The municipal addresses are 2525-2529 Bienville Avenue. (PD 4) (AW)
11. **ZONING DOCKET 130/18** – Request by City Council Motion No. M-18-356 for an amendment to Ordinance No. 5,697 MCS (Zoning Docket 26/74, which authorized a Residential Planned Community, which per Article 4, Section 4.4.D of the Comprehensive Zoning Ordinance is now considered a “Planned Development”) to grant a conditional use to permit a reception facility in an S-RD Suburban Two-Family Residential District and to consider waiving the minimum distance of two hundred (200) feet between any new reception facility and the nearest residential district to the property, and any other necessary waivers to facilitate this request, on Square 1-B, Lot 2A1, in the Third Municipal District, bounded by Saint Ferdinand Street, Higgins Boulevard, Press Street, and Benefit Street. The municipal addresses are 3251 Saint Ferdinand Street and 2800-2818 Higgins Boulevard. (PD 7) (NJ)
12. **ZONING DOCKET 131/18** – Request by City Council Motion No. M-18-442 for a conditional use to permit a live performance venue exceeding 10,000 square feet of floor area in an existing building and a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 1353, Lot 2A, in the Third Municipal District, bounded by Bayou Road, Columbus Street, North Broad Street, and North Dorgenois Street. The municipal addresses are 2527-2541 Bayou Road. (PD 4) (JC)
13. **SUBDIVISION DOCKET 112/18** – Request by American Reit, LLC to re-subdivide Lots Y, Z, and Pt. H into proposed Lots Z1, Z2, Z3, Z4, Z5, and Z6, Square 344, in the Third Municipal District, bounded by Saint Claude Avenue, Sister Street, North Rampart Street, and Jourdan Avenue. The municipal addresses are 4702-4706 Saint Claude Avenue and 1031 Sister Street. (PD 8) (RB)
14. **SUBDIVISION DOCKET 114/18** – Request by O’Reilly Properties, LLC and Quarter Holdings, LLC to re-subdivide Lots A and B into proposed Lot AB1, Square 61, in the Second Municipal District, bounded by Bourbon Street, Saint Peter Street, Royal Street, and Toulouse Street. The municipal addresses are 630-632 Bourbon Street. (PD 1B) (NJ)

15. **SUBDIVISION DOCKET 116/18** – Request by Raphael Academy Acquisitions, LLC to re-subdivide Lots 11, 12, 13, A, a portion of Lots 1 & 2, and portion of Lot 91 into proposed Lot 11-A, Square 44, in the Fourth Municipal District, bounded by Jackson Avenue, Rousseau Street, Philip Street, and Saint Thomas Street. The municipal addresses are 530 Jackson Avenue and 2223 Rousseau Street. (PD 2) (LWM)
16. **SUBDIVISION DOCKET 121/18** – Request by Amy Scandiliato to re-subdivide Lot 32 into proposed Lots 32-A, 32-B, and 32-C, Square 3, Parc Brittany Subdivision, in the Third Municipal District, bounded by Parc Brittany Boulevard, East Coronet Court, North Coronet Court, and South Coronet Court. The municipal address is 6751 Parc Brittany Boulevard. (PD 9) (JC)

### **OTHER MATTERS:**

- A. Ratification of actions relative to certified subdivisions
- B. Adoption of the minutes of the October 23, 2018 meeting
- C. Committee reports
- D. Announcements

Robert D. Rivers  
Executive Director

RDR/skk